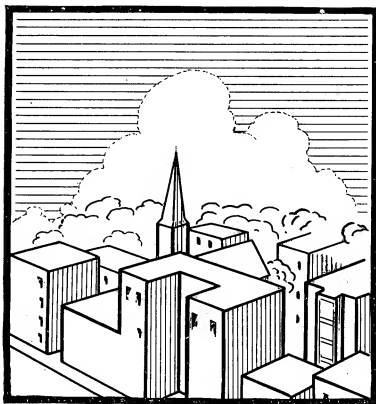




CANADA

SAINT JOHN



HOUSING ATLAS

Published by Authority of the Hon. James A. MacKinnon, M.P.
Minister of Trade and Commerce
Ottawa
1946

PREFATORY NOTE

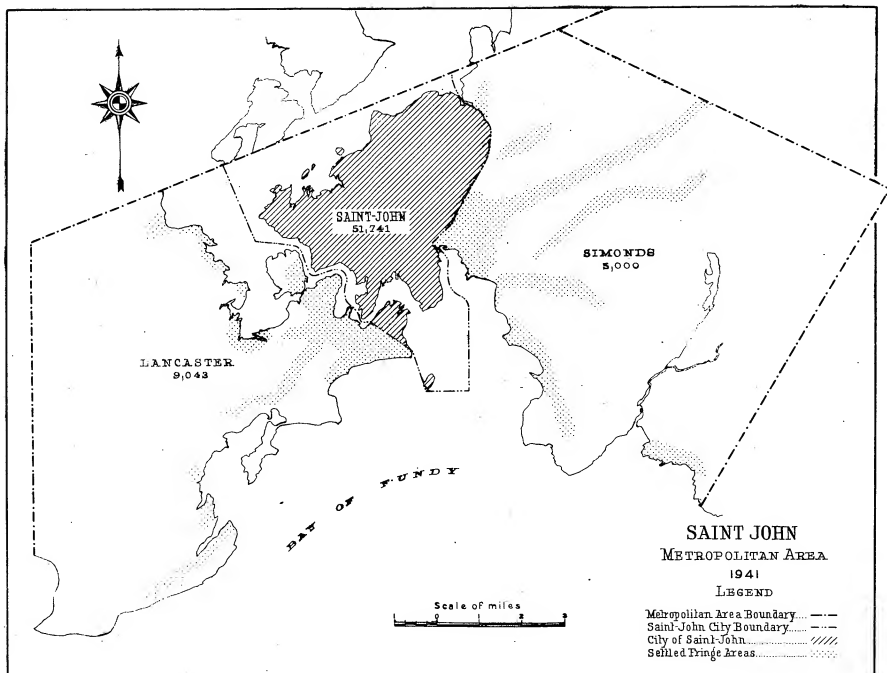
The Dominion Bureau of Statistics has based this statistical atlas upon 1941 housing census data. It is not an official publication for general distribution but has been designed rather to summarize available census data for the local study of housing in the Saint John area.

Herbert Marshall

HERBERT MARSHALL,
DOMINION STATISTICIAN.

TABLE OF CONTENTS

	Page
Introductory	1
Comments on Saint John Housing, 1941	1 - 4
Statistical Tables	5 - 7
Comments on Housing Maps	8 - 9
Housing Maps	10 - 18



HOUSING IN SAINT JOHN, 1941

Introductory:

Two sets of 1941 housing and population data for the city of Saint John will be found in this publication. The first is a statistical record in three sections, one for the city proper, another for the metropolitan fringe surrounding the city, and a combined record for the whole metropolitan area. The second set is in map form and covers only the city proper. Its purpose is to provide a basis of visualizing the housing conditions of the wage-earner group of households, i.e., those in which the household head is a wage-earner. This is a large group including 66 p.c. of all households in Saint John.

Comments on Saint John Housing, 1941

Statistical tables following this commentary provide a summary of data collected during the 1941 housing census of every tenth occupied dwelling in the Saint John metropolitan area. Besides the actual city of Saint John, the metropolitan area included Lancaster Parish; and that part of Simonds Parish which comprised Brockville, Coldbrook, East Saint John, Golden Grove, Glen Falls and Torriatown. The material presented in these tables covers all types of households, whereas the maps in the second section relate to wage-earner households in the city. Households with wage-earner heads comprised 73.0 p.c. of all those in the metropolitan fringe and 66.1 p.c. of those in the city.

Since the housing census was taken in June, 1941, this record will scarcely provide a completely accurate picture of the 1946 situation. It should give useful background material, however, to serve as a guide to intensive studies of the housing problem. It will also provide a basis of comparison with conditions in other cities; independent surveys seldom do this because of different methods and differences in the kinds of data collected.

The 1941 population of the Saint John metropolitan community recorded by the census was 65,784. Of this total 79 p.c. lived in the city, and 21 p.c. in the metropolitan fringe. Recent growth has been much more rapid in the fringe area than in the city, amounting to 25 p.c. and 9 p.c. respectively between 1931 and 1941.

In 1941 the Saint John metropolitan community included 14,807 households, of which 11,862 were in the city, and 2,945 in the surrounding fringe. In the city of Saint John 22.6 p.c. of dwellings were occupied by the owners, and in the fringe area the corresponding percentage was 54.9. At the beginning of June, 1941 there were 127 vacant dwellings in the city. Some of these almost certainly were unfit for human habitation, while others would be vacant only temporarily. Contrary to the condition which might be expected from growth figures between 1931 and 1941, households in the fringe area had occupied present quarters for a longer average period than those in the city, viz., 9.4 years as compared with 7.8 years. Part of the explanation is to be found in the higher percentage of home owners in the fringe area. Tenants move more frequently than home owners.

Description of Dwellings:

In the fringe area 59.2 p.c. of occupied buildings were single houses, but in the city this percentage was only 11.2 p.c. Another 81.5 p.c. of dwellings in the city were flats or apartments as compared with only 39.1 p.c. in the fringe area. Proportions of semi-detached or double houses amounted to 1.7 p.c. in the fringe, and 6.9 p.c. in the city, with rows and terraces making up the residue. In the city 24.1 p.c. of homes were in buildings with 4 or more dwelling units as compared with 3.4 p.c. in the fringe. Over 88 p.c. of dwellings in the metropolitan area were surfaced with wood. Homes in the city were in about the same condition of external repair as those in the fringe area. In the city 19.9 p.c., and in the fringe 21.2 p.c. were in need of external repair, i.e., one or more of the following required attention: foundations, outside walls, roofs, chimneys, stairways, or steps approaching the main entrance.

Saint John dwellings were comparatively large, averaging 5.7 rooms in the city, and 5.8 rooms in the fringe area. Six rooms was the predominant size. The proportion of homes with 8 rooms or more was 11.5 p.c. in the city, and 15.8 p.c. in the fringe.

Description of Households:

In the housing census the household is the complete group of persons occupying a dwelling unit. Not infrequently, the household includes lodging families, and may even include two or more separate housekeeping units in the dwelling. It is the most significant unit for measurements of crowding, and the number of lodging families provides a rough index of crowding.

Households averaged 3.8 persons in the Saint John fringe area, and 4.1 persons in the city area. When compared with corresponding averages of rooms per dwelling, these figures indicate an over-all average of more than one room per person. Such averages, however, are deceptive, since many households are not located in dwellings with an adequate number of rooms. Actually there were about 2,100 dwellings in the city in which occupant households had less than one room per person. Presumably crowding was somewhat less severe in the fringe area since dwellings were slightly larger, on the average, and households were smaller.

In the city 10.3 p.c. of households kept lodgers, and 7 p.c. included lodging families. In the fringe area the corresponding percentages were 4.5 and 6.2. Even in 1941, therefore, the need for a number of extra dwellings was evident, if each family were to live normally in a separate dwelling unit. The estimated number of households with lodging families in the city was 807 with only 127 houses being vacant at that time.

Dwelling Equipment and Conveniences:

A consideration of dwelling equipment and conveniences is useful as a guide to existing housing conditions. It provides a rough basis for comparing the quality of city and fringe housing.

Plumbing facilities varied considerably in Saint John. Although 97.5 p.c. of city dwellings had running water, the fringe proportion was only 66.5 p.c. This difference naturally was reflected in records of bathing and toilet facilities. While 97.3 p.c. of city dwellings had flush toilets (private or shared), the corresponding proportion for fringe area dwellings was 63.0 p.c. Similarly 64.8 p.c. of city dwellings had a bath or shower (private or shared) while only 47.0 p.c. of fringe area dwellings were equipped with them. Proportions of shared toilets and baths were higher in the city than in the fringe area, reflecting higher proportions of households with lodging families.

Stoves provided the most usual source of heat in both fringe and city dwellings, 74.7 p.c. of the former, and 76.0 p.c. of the latter being so heated. Of those remaining, hot air heated the greatest number of fringe dwellings, and steam or hot water the greatest number of city dwellings.

Gas or electric cooking stoves were not widely used in either city or fringe areas. Only 11.4 p.c. of fringe area dwellings were so equipped, and 17.4 p.c. of city dwellings. However practically all metropolitan area homes were lighted by electricity. Sixty-one p.c. of fringe dwellings had no refrigeration facilities as compared with 52 p.c. of those in the city.

A further index of economic status is provided by the proportions of dwellings with radio, vacuum cleaner, telephone, and automobile. In the fringe area 12.0 p.c. had all these conveniences while the corresponding city percentage was 9.7.

Owner-Occupied Homes - Value, Mortgage Outstanding, Taxes:

Saint John ranked lowest among the larger Canadian cities in the matter of home values, two-thirds of owner-occupied homes in 1941 being valued by the owner at less than \$2,000. The average for the fringe area was \$2,000, and for the city proper \$2,415. In the city, 26.2 p.c. were encumbered with mortgages as compared with 17.7 p.c. in the fringe area, the respective average amounts of principal outstanding being \$995 and \$1,429. Interest on fringe area mortgages averaged 6.6 p.c. as compared with 6.3 p.c. for city mortgages. These figures are about 1 p.c. above corresponding figures in Quebec and Ontario cities, but approximately on a par with those for Western Canada. Whereas average home values in the city of Saint John were about 15 p.c. higher than those of the fringe area, annual property tax payments averaging \$104, were 40 p.c. greater than the fringe average of \$74.

Rents:

Saint John is a comparatively low rent area. In the city proper monthly rents averaged \$22 compared with \$21 in the fringe area. Seventy p.c. of rents for the metropolitan area were concentrated in the range from \$10 to \$30. Fourteen p.c. of city households, and 8.8 p.c. of fringe area households paid \$35 or more per month for rent.

Earnings of Wage-Earner Families:

Wage-earner families, as noted in the introduction, comprise 66.1 p.c. of all households in Saint John city, and 73.2 p.c. of those in the surrounding metropolitan fringe. These families provide a good index of the earning power for the city as a whole, since a considerable portion of the remaining households are headed by small independent enterprisers who balance the wealthy but comparatively small group of employers. Earnings of wage-earner family heads averaged \$1,297 in the fringe area and \$1,201 in the city. Current figures doubtless are higher, but 1941 levels may have considerable significance for housing plans involving post-war financial settlements.

Tenant Rent-Earnings Relationships:

Regardless of whether homes are to be built for renting or for sale, relationships between rent and earnings are an important consideration. One-fifth of income is a reasonable maximum proportion which can be devoted to shelter costs for families with incomes under \$2,000, without skimping on food or other living requirements. Any considerable proportion of households paying more than this fraction provides evidence of financial strain and may be an indication of malnutrition or crowding.

To get a clear-cut picture of relationships between earnings and rents from 1941 census records, it is necessary to limit considerations to single family wage-earner households. Wage-earner single family tenant households in the Saint John metropolitan area numbered approximately 8,400 out of a total of about 10,500 tenant households of all kinds. The over-all total included at least 600 tenant households composed of two or more families, a group in which rent-earnings relationships are typically less satisfactory than for the single family type.

In the Saint John metropolitan area, one-third of wage-earner families received \$1,000 or less in 1941, while another third received from \$1,001 to \$1,500. Family earnings averages in the lower and middle thirds of the wage-earner group amounted to \$579 and \$1,169 respectively. These figures are of special significance in considering the distribution of rents in the lower and middle third earnings group.

Proportions of Single Family Wage-Earner Households in the Lower and Middle ThirdFamily Earnings Groups Paying Specified Rents, Saint John, 1941.

<u>Monthly Rent</u> \$	<u>Lower-Third</u> <u>Wage-Earner Families</u>		<u>Middle-Third</u> <u>Wage-Earner Families</u>	
	(Percentages of Families)			
- 20	85.6		66.1	
20 - 34	12.9		31.8	
35 +	1.5		2.1	
Estimated Number of Single Family Households	2,800		2,800	

Families with average income of \$579 cannot afford shelter costs averaging more than \$9.65, if one-fifth of income be accepted as the upper limit which may reasonably be devoted to shelter. Likewise families with an average income of \$1,169 can afford shelter costs averaging not more than \$19.48.

Actual rents for tenants in the lower third of the Saint John family earnings range, i.e., \$1,000 a year or less, averaged \$14 a month. This was about 44 p.c. more than the estimated amount they could afford. In 1941 there would be in the neighbourhood of 3,500 tenant households of all kinds in this group, about three-quarters of which were paying more than 20 p.c. (or \$9.65) of income for shelter. In the middle earnings range (from \$1,000 to \$1,500 a year) the situation was better. Rents averaged \$18 a month as compared with \$19.48 representing one-fifth of earnings. About 34 p.c. of tenant households in this group of 3,500 were estimated to have exceeded one-fifth of income for shelter.

Family income tends to average slightly higher than actual earnings but the difference is characteristically small. Allowing for this and also for a possible understatement of earnings to census enumerators, it is still clear that many tenant households in Saint John were paying higher rents than a normal distribution of income would dictate.

C. - City Proper.
F. - Metropolitan Fringe
M.A. - Metropolitan Area.

HOUSING DATA - GREATER SAINT JOHN, 1941

MONTHLY RENTALS				VALUE OF OWNER-OCCUPIED HOMES				ANNUAL MORTGAGE *PAYMENTS ON OWNER-OCCUPIED HOMES			
Amount \$	Percentage of Homes C. F. M.A.			Value \$	Percentage of Homes C. F. M.A.			Amount \$	Percentage of Homes C. F. M.A.		
0	1.2	6.3	1.9	1 - 999	30.1	42.1	34.8	1 - 499	93.7	100.0	95.3
1 - 9	8.7	8.7	8.7	1000 - 1999	36.0	22.9	31.2	500 - 999	4.2	-	3.1
10 - 14	23.8	20.6	23.4	2000 - 2999	13.1	12.1	12.7	1000 - 1499	2.1	-	1.6
15 - 19	34.4	28.5	24.5	3000 - 3999	6.0	8.3	6.8	1500 - 1999	-	-	-
20 - 24	13.6	14.3	13.6	4000 - 4999	3.6	7.0	4.9	2000 +	-	-	-
25 - 29	9.8	9.5	9.8	5000 - 5999	2.0	2.5	2.2				
30 - 34	4.5	6.3	4.7	6000 - 6999	3.2	1.3	2.4				
35 - 39	3.6	2.4	3.5	7000 - 7999	-	1.9	.7				
40 - 49	6.0	2.4	5.5	8000 - 10999	2.2	1.9	2.4				
50 - 59	2.7	4.9	2.9	11000 - 15999	2.2	-	1.7				
60 +	1.7	-	1.5	16000 +	.4	-	.2				
Total Rented Dwellings 9,181 1,329 10,510 Average Monthly Rent \$22. \$21. \$22.				Total Owned Dwellings 2,681 1,616 4,297 Average Value \$2,415. \$2,000. \$2,256.				Average Payments*... \$142. \$188. \$153. *Includes both interest and principal.			
PERCENTAGE OF ALL TENANT HOMES FOR WHICH RENT INCLUDES SPECIFIED SERVICES				MORTGAGE OUTSTANDING ON OWNER-OCCUPIED HOMES				MORTGAGE INTEREST RATES ON OWNER-OCCUPIED HOMES (on Mortgages Outstanding)			
Service	Percentage of Homes C. F. M.A.			Amount \$	Percentage of Homes C. F. M.A.			Rate	Percentage of Homes C. F. M.A.		
Use of Furniture	1.9	4.2	2.1	1 - 999	61.0	52.9	59.2	4 per cent	11.5	-	8.8
Heat	14.1	14.3	14.1	1000 - 1999	16.7	17.6	16.9	5 " "	9.6	12.5	10.3
Garage	4.9	38.5	7.3	2000 - 2999	14.8	11.8	14.1	6 " "	26.9	43.8	30.9
				3000 - 3999	5.6	11.8	7.0	7 " "	44.3	25.0	39.7
				4000 - 4999	1.9	5.9	2.8	8 " "	5.8	12.5	7.4
				5000 - 5999	-	-	-	9 " "	-	-	-
				6000 - 6999	-	-	-	10 +	1.9	6.2	2.9
				7000 - 7999	-	-	-	Average Rate			
				8000 - 8999	-	-	-	Per Cent	6.3	6.6	6.4
				9000 +	-	-	-				
				Estimated Number of Owner-Occupied Homes Mortgaged...	700	300	1,000	ANNUAL TAX PAYMENTS ON OWNER-OCCUPIED DWELLINGS			
				Average Amount	\$995.	\$1,429.	\$1,096	Amount \$	Percentage of Homes C. F. M.A.		
				Percentage of Owner-Occupied Homes Mortgaged...	26.2	17.7	23.5	1 - 199	89.3	91.9	90.1
Total Number of Occupied Dwellings 11,868 2,945 14,807								200 - 399	7.3	8.1	7.6
								400 - 599	1.7	-	1.1
								600 - 799	.9	-	.6
								800 - 999	.4	-	.3
								1000 - 1199	-	-	-
								1200 +	.4	-	.3
								Average Payment ...	\$104.	\$74.	\$93.

C. - City Proper.
F. - Metropolitan Fringe
M.A. - Metropolitan Area.

HOUSING DATA - GREATER SAINT JOHN, 1941

ROOMS PER DWELLING - ALL DWELLINGS				PERSONS PER HOUSEHOLD - ALL HOUSEHOLDS			
No. of Rooms	Percentage of Dwellings			No. of Persons	Percentage of Households		
	C.	F.	M.A.		C.	F.	M.A.
1	7	1.4	8	1	4.3	5.8	5.0
2	2.7	1.7	2.5	2	20.9	21.3	21.0
3	7.4	5.9	7.1	3	21.7	21.6	21.6
4	15.3	11.8	14.6	4	16.1	21.0	17.1
5	22.8	24.9	23.2	5	13.3	12.4	13.1
6	24.9	27.4	25.3	6	9.4	7.6	9.0
7	14.7	11.1	14.0	7	6.0	5.5	5.9
8	6.4	10.0	7.2	8	3.6	2.4	3.4
9	1.7	3.8	2.2	9	1.9	1.4	1.8
10	1.5	1.0	1.4	10	1.0	1.0	1.0
11 +	1.9	1.0	1.7	11	.3	-	.3
				12 +	1.0	-	.8
Number of Dwellings	11,862	2,945	14,807	Number of Households	11,862	2,945	14,807
Average Number of Rooms	5.7	5.8	5.7	Average Number of Persons	4.1	3.9	4.1

PROPORTION OF DWELLINGS IN BUILDINGS WITH SPECIFIED NUMBERS OF DWELLING UNITS				YEARS IN PRESENT DWELLING - ALL HOUSEHOLDS			
Dwelling Units per Building	Percentage of Households			Years	Percentage of Households		
	C.	F.	M.A.		C.	F.	M.A.
1	12.5	59.3	22.0	Under 1 Year	6.3	7.6	6.6
2	40.1	34.5	38.9	1	19.1	18.5	19.3
3	23.3	2.8	19.2	2	14.9	10.5	14.0
4 - 10	23.4	3.4	19.4	3	9.0	6.5	8.5
11 - 15	.4	-	.3	4	6.5	5.4	6.3
16 +	.3	-	.2	5	5.5	6.1	5.6
				6 - 10	15.0	13.0	14.6
Number of Dwellings	11,862	2,945	14,807	11 - 15	6.6	7.9	6.9
				16 - 20	5.6	7.9	6.1
				21 - 30	5.7	10.5	6.7
				31 +	5.9	6.1	5.9
				Number of Households	11,862	2,945	14,807
				Average Number of Years	7.8	9.4	8.2

HEATING SYSTEM - ALL DWELLINGS				COOKING FUEL - ALL DWELLINGS			
Kind	Percentage of Dwellings			Kind	Percentage of Dwellings		
	C.	F.	M.A.		C.	F.	M.A.
Steam or Hot Water	19.8	9.7	17.7	Gas or Electricity	17.4	11.4	16.2
Hot Air	4.2	15.6	6.5	Wood	35.9	57.1	40.2
Stove	76.0	74.7	75.8	Coal	43.8	28.6	40.7
				Coal Oil or Other	2.9	2.9	2.9
Number of Dwellings	11,862	2,945	14,807	Number of Dwellings	11,862	2,945	14,807

SUMMARY OF CONDITIONS AND CONVENIENCES

Dwellings	Percentage of Dwellings		
	C.	F.	M.A.
1. Needing external repair	19.9	21.2	20.8
2. With electric lighting	98.7	88.5	96.7
3. With running water	97.5	66.5	91.1
4. With mechanical refrigeration	14.9	12.9	14.4
5. With ice refrigeration	32.6	24.1	30.9
6. With gas or electric cooking	17.4	11.4	16.2
7. With private flush toilet	92.0	62.0	86.0
8. With shared flush toilet	5.3	1.0	4.4
9. With private bathtub or shower	62.9	46.3	59.5
10. With shared bathtub or shower	1.9	.7	1.7
11. With telephone	42.2	37.5	41.2
12. With vacuum cleaner	24.7	24.4	24.6
13. With automobile	21.9	39.3	25.8
14. With radio	85.5	89.3	87.1
15. With 11, 12, 13 and 14 above	9.7	12.0	10.2

C. - City Proper.
F. - Metropolitan Fringe.
M.A. - Metropolitan Area.

HOUSING DATA - GREATER SAINT JOHN, 1941

OCCUPATIONAL STATUS OF HOUSEHOLD HEADS

Status	Percentage of Households		
	C.	F.	M.A.
Wage-Earner	66.1	73.2	67.6
Own Account	8.2	8.9	8.4
Employer	2.6	2.5	2.6
Retired	7.9	6.1	7.5
No Pay	1	-	1
Other Income	1.2	.4	1.0
Homemaker	13.9	8.9	12.8
Total Number of Households	11,862	2,945	14,807

HOUSEHOLDS WITH SPECIFIED NUMBER OF LODGERS

Lodgers	Percentage of Households		
	C.	F.	M.A.
1	66.1	92.3	68.7
2	17.8	-	16.0
3 +	16.1	7.7	15.3

Estimated Number of Households with Lodgers	1,200	100	1,300
---	-------	-----	-------

HOUSEHOLDS WITH SPECIFIED NUMBER OF LODGING FAMILIES

Lodging Families	Percentage of Households		
	C.	F.	M.A.
1	96.2	88.9	94.8
2	3.8	11.1	5.2
3 +	-	-	-

Estimated Number of Households with Lodging Families	800	200	1,000
--	-----	-----	-------

EARNINGS PER PERSON IN RELATION TO CROWDING FOR

SINGLE WAGE-EARNER FAMILIES

(City Proper)

Earnings per Persons	Average Number of Rooms per Person
\$	
0 - 99 .....	.8
100 - 199 .....	.9
200 - 299	1.2
300 - 399	1.3
400 - 499	1.6
500 - 599	1.6
600 - 699	2.1
700 - 799	1.9
800 - 899	2.2
900 - 999	2.7
1000 +	2.4

* Family Earnings divided by total persons in family.

ANNUAL EARNINGS OF WAGE-EARNER FAMILY HEADS
(Metropolitan Area)

Amount	Percentage of Families		
	C.	F.	M.A.
0 - 499	14.0	9.8	13.0
500 - 999	29.3	27.3	28.9
1000 - 1499	31.8	33.1	32.2
1500 - 1999	14.5	18.0	15.3
2000 - 2499	5.3	5.9	5.4
2500 - 2999	1.8	2.0	1.8
3000 - 3999	1.8	2.9	2.1
4000 - 4999 .....	.6	-	.4
5000 - 5999 .....	.4	.5	.4
6000 + .....	.5	.5	.5

Estimated Number of Families	7,400	2,100	9,500
Average Earnings	\$ 1301.	\$ 1897.	\$ 1223.

ANNUAL EARNINGS OF WAGE-EARNER FAMILY HEADS

(City Proper)

Amount	Percentage of Families		
	Owners	Tenants	Total
0 - 499	9.2	14.9	14.0
500 - 999	27.2	28.6	29.3
1000 - 1499	30.4	32.0	31.8
1500 - 1999	21.1	13.2	14.5
2000 - 2499	5.0	5.4	5.3
2500 - 2999	2.5	1.7	1.8
3000 - 3999 .....	.8	2.0	1.8
4000 - 4999 .....	.8	.5	.6
5000 - 5999 .....	.3	.3	.4
6000 +	1.6	.4	.5

Estimated Number of Families	1,700	5,700	7,400
Average Earnings	\$1,389.	\$1,164.	\$1,201.

RELATION OF CROWDING TO EARNINGS OF HOUSEHOLD HEADS

(City Proper)

Amount	All Wage-Earner Families		Wage-Earner Households with less than 1 Room per Person
	p.c.	p.c.	
0 - 499	14.0	21.7	
500 - 999	29.3	31.8	
1000 - 1499	31.8	32.2	
1500 - 1999	14.5	8.4	
2000 - 2499	5.3	2.8	
2500 - 2999	1.8	.7	
3000 - 3999	1.8	.7	
4000 - 4999 .....	.6	.7	
5000 - 5999 .....	.4	.7	
6000 + .....	.5	-	

Average Earnings	\$1,201.	\$977.
------------------------	----------	--------

SAINT JOHN HOUSING MAPS

The usefulness of housing census maps depends upon a clear understanding of the material they represent, and the method of presentation. These maps have not the precision of material obtained from a complete survey; as already noted, they have been based upon records from every tenth wage-earner household in the area. Census sub-divisions are the smallest unit available for analysis of housing census data. These areas generally include several blocks grouped without regard to housing conditions, so that the boundaries of conditions indicated are likely to be approximate.

The shading of the maps is based upon certain characteristics of wage-earner families in each area. Wage-earner families, i.e., those whose chief bread-winner receives a salary, wages upon a rate or piece-work basis, or works upon a commission basis, usually form a preponderant proportion of all households. These families will ordinarily live in homes commensurate with the income they receive. The third map is of special significance since it indicates the proportion of wage-earner households in each sub-district. Other maps should be studied in relation to this one, and to the map showing population density which is based on the total population regardless of household type.

Considerable proportions of any large city are non-residential, and the character of adjacent residential areas is influenced by the land use of these non-residential sections. A distinction has been made, therefore, between sections which are primarily residential, non-residential, and parks and non-occupied areas. The population density map shows that many people live in non-residential areas. Land marked as park areas may not represent formal parks, but also includes play fields and extensive open space around institutions such as hospitals, convents, etc.

Comments on Individual Maps

1. Reference Map - This map has been prepared to show transportation routes, and the location of primary schools, both of which have a direct bearing upon the housing problem. Names of some of the principal streets have been listed for reference purposes.

2. Population Density - Each dot represents 50 persons. There is no significance in the exact position of the dots, but the total number within a sub-district is significant, and serves to indicate clearly the congested areas, and the more sparsely populated areas.

3. Proportion of Wage-Earner Households - Since all subsequent maps are based only upon records for wage-earner households, it is important to have a correct impression of the proportions of wage-earner households in each area. Wage-earner households comprise at least 40 p.c. of the total in almost all Saint John residential areas.

4. Crowding - Study of this map particularly in relation to population density, and the occurrence of two or more family households is suggested. Any household with less than one room per person is considered to be crowded. For example, 4 persons in a 4-room dwelling would have to sleep two to a room in order to have a kitchen and one other room free for living purposes; another person in this home would produce crowding in either sleeping or living space.

5. Households with Two or More Families - Two or more families living in a dwelling originally meant for one family represents an unsatisfactory housing condition, which may be due either to poverty or lack of space. It is not uncommon for single families to have sufficient means to provide for a small, low rent dwelling without being able to secure one. Their only alternative is to share a higher rent dwelling with another family.

6. Prevailing Family Earnings Levels - Family earnings are closely related to housing and living standards. Family earnings include the total annual earnings of all members of private families, but exclude those of lodgers or domestics. Rent from boarders or lodgers is not counted as earnings. In households of two or more families, only the earnings of the principal family are counted, all sub-tenant family earnings being excluded. (See definition of wage-earner.)

7. Levels of Housing and Living Conveniences - Accurate criteria for judging the quality of housing accommodation are extremely difficult to determine. This map has been based on information about the dwelling and about living conveniences available to the household. The large number of factors employed has necessitated a complicated system of combinations in order to allocate all dwellings into six groups. The reasonableness of this grouping, however, is supported by the close relationship between this map and the previous one based on family earnings. Factors considered in establishing the six groups were: condition of external repair, plumbing facilities, electric lighting, cooking and refrigeration facilities, vacuum cleaner, telephone and automobile.

Group 1 includes nothing but dwellings which are almost certainly below acceptable housing standards. All such dwellings were defective either with regard to condition of repair or plumbing, and occupant households possessed none of the usual city conveniences such as electric or gas cooking stoves, or refrigerators; neither had they vacuum cleaners, telephones, or automobiles. Group 2 was only slightly better, including many buildings in need of repair, or without standard plumbing, but with a few conveniences. Groups 3, 4 and 5 are similar, but not until Group 5 is reached, are dwellings always satisfactory so far as external repairs and plumbing are concerned, although many households in Groups 3 and 4 have most of the conveniences noted above. Group 6 has all conveniences, satisfactory condition of repair, and standard plumbing. Family earnings averages in the Maritimes for the six levels of housing and living conveniences were as follows in 1941.

	\$		\$
Level 1	923	Level 4	2,129
" 2	1,144	" 5	2,108
" 3	1,595	" 6	3,180

8. Low Rent Dwellings - This map shows the proportion of dwellings in each area renting for less than \$20 a month. Such dwellings are most prevalent in crowded areas with low levels of housing and conveniences.

9. Owner-Occupied Homes - This map may be used for two purposes. The shading for tenant-occupied dwellings would be roughly reversed from that shown for owner-occupied dwellings. Tenure, earnings, and standards maps show generally similar patterns.

Definitions for Statistical Tables

1. Dwelling - The dwelling may be considered as the home of the household. It must be structurally separate but may be a single house, apartment, one section of a semi-detached house, etc. Dwelling, dwelling unit, and home are used interchangeably.
2. Household - For purposes of housing analysis, all persons sleeping in a dwelling unit are considered as members of the same household. The housing census household, therefore, is a broader unit than the household as defined by a population census. The latter considers a household to be a person or group of persons living as a separate house-keeping unit. The housing census household adds to this, the multiple family groups in which each one maintains separate living and eating quarters in the same dwelling. Two or more families may live this way in a single house which has not been partitioned off into flats or apartments.
3. Family Earnings - This term is applied to the total wages received in the year ending June 2, 1941, by parents and children of private families whose head is a wage-earner. Averages of family earnings give a useful index of income levels in urban areas, since families of this type comprise nearly 70 p.c. of all urban households. It will be noted that family earnings exclude the income of lodgers and servants living with wage-earner families, and that the sum of family wages may be something less than the total of family income from all sources. The latter difference is usually small.
4. Value of Homes - This is the owner's estimate of the market value of the home on June 2, 1941.
5. External Repairs - Enumerators were asked to consider the following defects under the heading of external repairs: (1) cracked or leaning exterior walls; (2) shingled roofs with warped or missing shingles; (3) chimneys cracked or with missing bricks; and (4) unsafe outside steps or stairways.
6. Homemaker - A woman responsible for the domestic management of a home, but not receiving salary or wages.

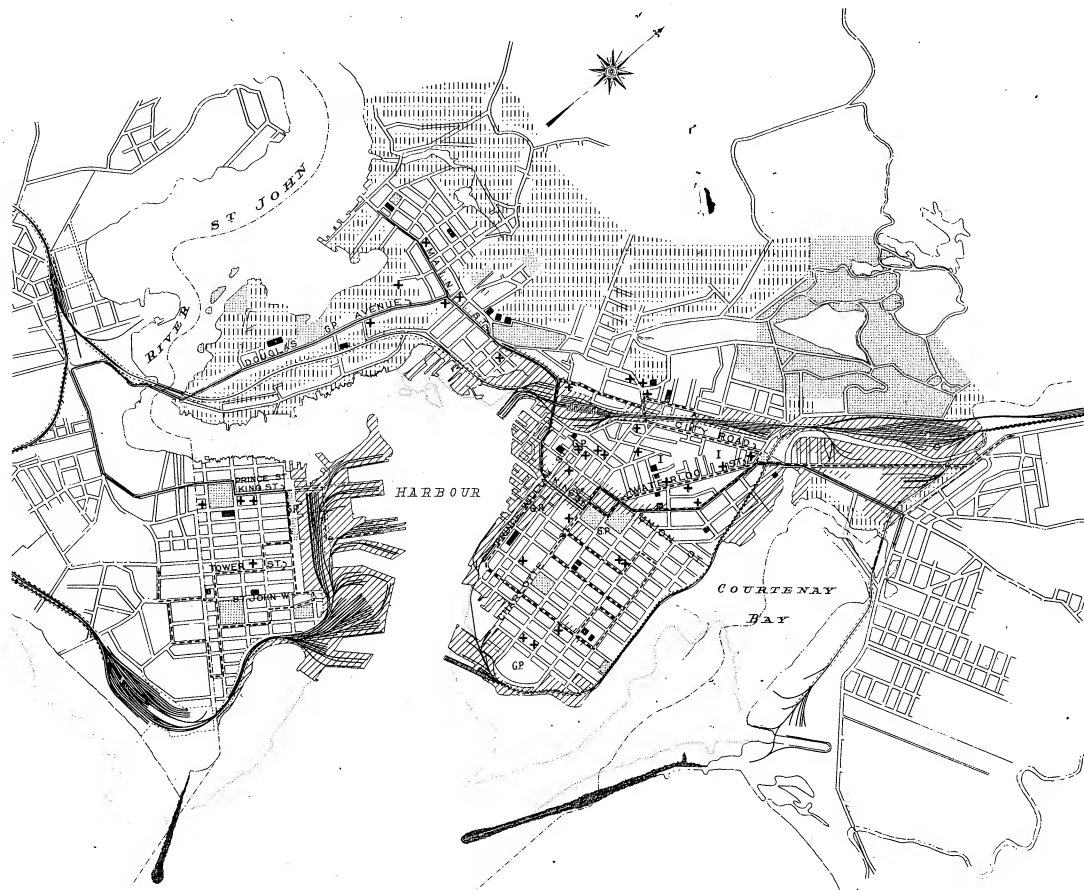
SAINT JOHN, N.B.

1941

REFERENCE MAP

LEGEND



- Schools
- + Churches
- I Institutions
- Bus Lines — Car Lines
- G.P. Government Properties
- ▨ Commercial and Industrial Parks
- ▩ Non-occupied areas

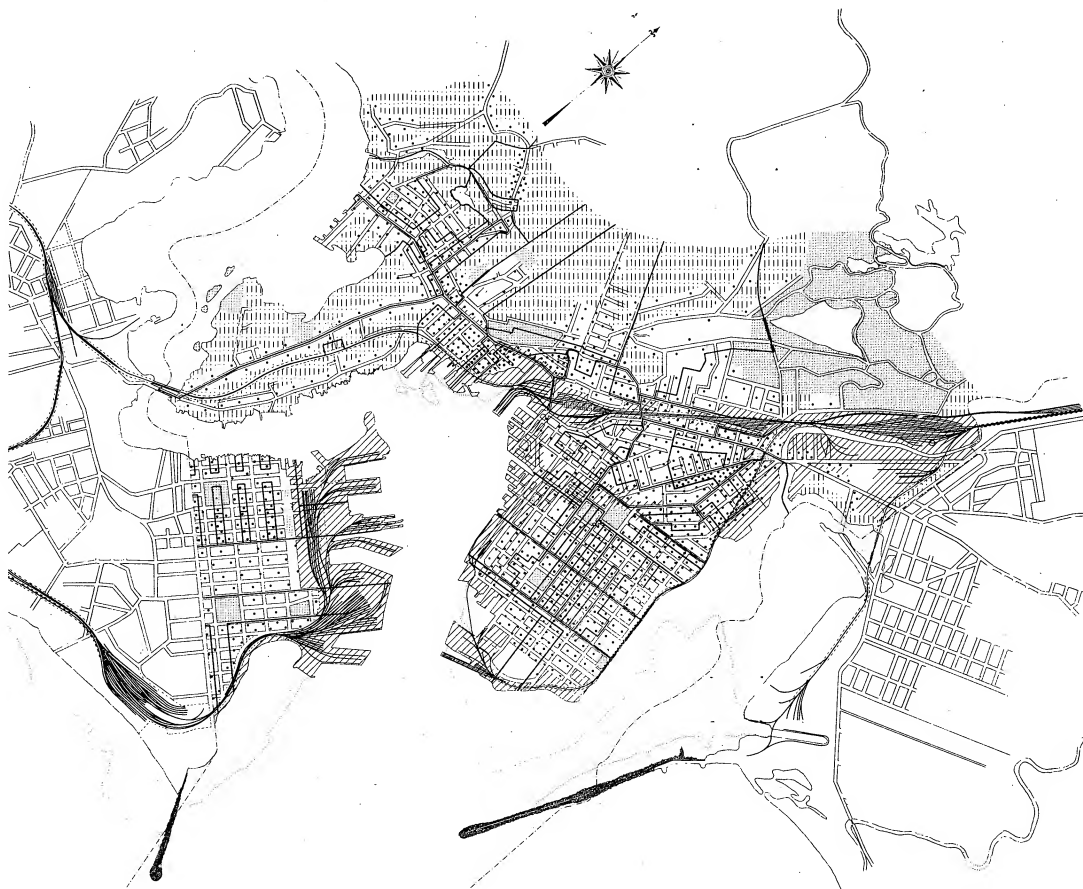


SAINT JOHN, N.B.

1941

Total Population
per census sub-district
(Black lines mark census
sub-district boundaries)
1 dot = 50 persons

 Commercial and Industrial
Parks [areas
 Non-occupied areas





SAINT JOHN, N.B.

1941

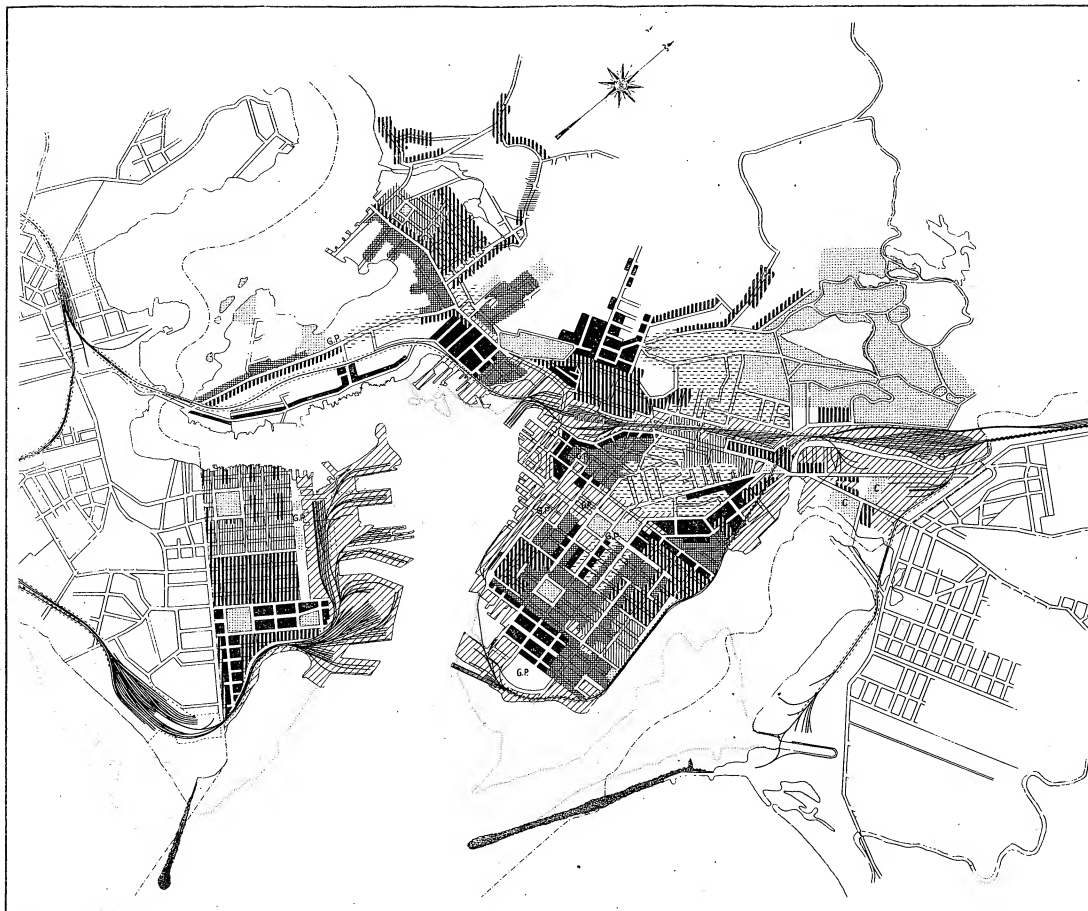
Proportions of wage-earner^{*}
households

LEGEND

	0 - 39 p.c.
	40 - 59 p.c.
	60 - 79 p.c.
	80 p.c. +

	Commercial and Industrial Parks
	Cemeteries
	Non-occupied areas
	Government Properties

^{*} Wage-earner households as a percentage of all households in each census sub-district. The chief bread-winner in these households is a wage-earner, i.e., any person who works for salary, wages, commission, or on piece rates. Sixty-six point one per cent of all Saint John households were of this type in 1941.



SAINT JOHN, N.B.

1941

Crowded households %

LEGEND

	No p. c.
	1 - 9 p. c.
	10 - 19 p. c.
	20 - 29 p. c.
	30 p. c. +
	Commercial and Industrial Parks (areas)
	Cemeteries
	Non-occupied areas
	Government properties






* Percentage of wage-earner households in each census sub-district with less than one room per person, i.e., living in dwellings with fewer rooms than there are persons in the household. Kitchens count as rooms, but bathrooms, hallways, unfinished cellars and attics do not.





SAINT JOHN, N.B.

1941

Doubled-up families *

LEGEND

	No p. c.
	1 - 9 p. c.
	10 - 19 p. c.
	20 - 29 p. c.
	30 p. c. +

	Commercial and Industrial areas
	Parks
	Cemeteries
	Non-occupied areas
GP	Government Properties

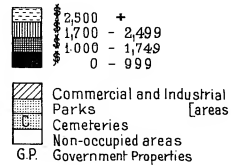
* Wage-earner households with two or more families living together in one dwelling unit as a percentage of all wage-earner households. Crowding is found more often in these households than in one-family households; it may be due to economic circumstances of the families, to lack of space, or more commonly to both.

SAINT JOHN, N.B.

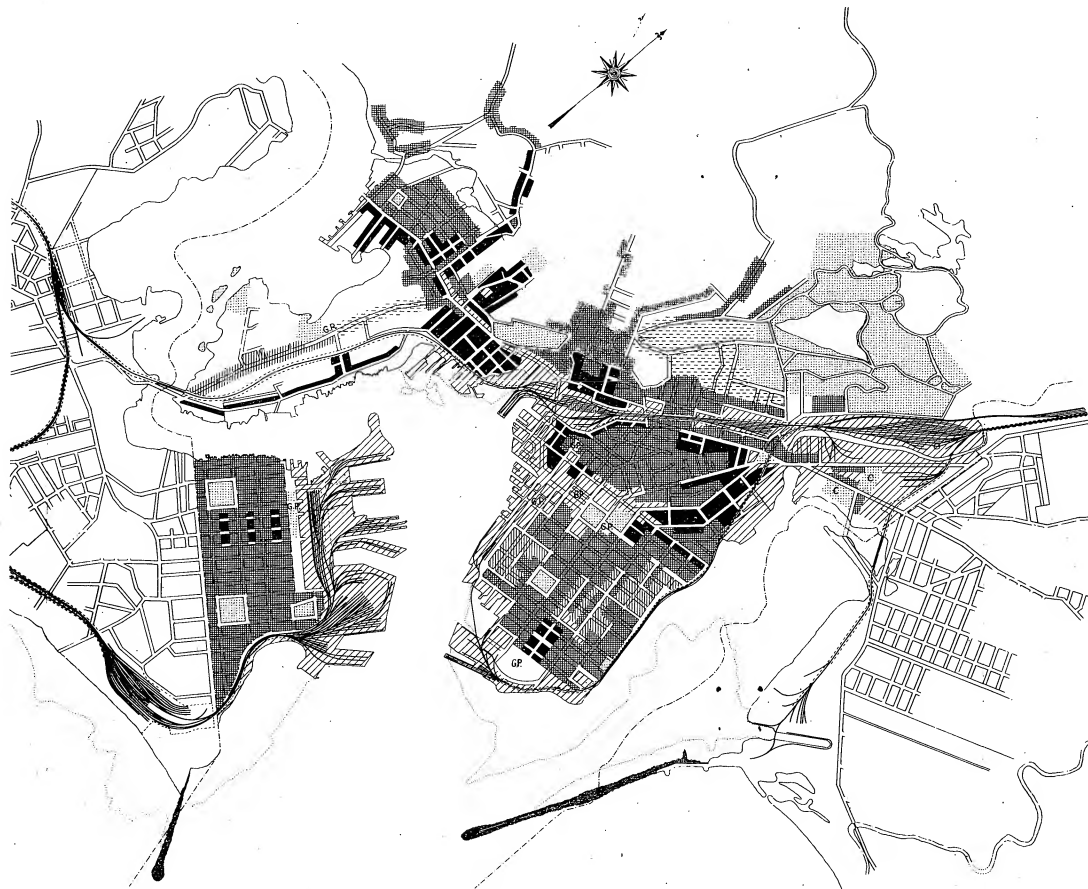
1941

Family earnings*

LEGEND



* Prevailing level of wage-earner family annual earnings. Includes wages earned by chief bread-winner and other family members, but not earnings of lodgers, domestic, or sub-tenants.













SAINT JOHN, N.B.

1941

Prevailing levels of
Housing and Conveniences*

LEGEND

	Groups 6
	" 5
	" 4
	" 3
	" 2
	" 1
	Commercial and Industrial Parks
	Cemeteries
	Non-occupied areas
	G.P. Government Properties.

* His levels of housing and conveniences have been arbitrarily selected, No. 1 being the lowest and No. 6 the highest.

Level 1 - Requiring external repair, no landing private toilet and bath, no landing electric light and having none of the following: gas or electric stoves, refrigerator, vacuum cleaner, telephone or automobile.

Level 5 - These households live in homes in good repair, with private toilet, bath and electric light and have all the conveniences listed above.

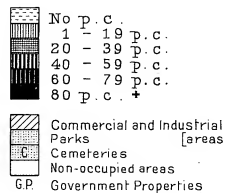
Level No. 6 - Represent progressive gradations between one and six which are accompanied by steps upward in average earnings levels.

SAINT JOHN, N.B.

1941

Low rents^{*}

LEGEND









^{*} Wage-earner tenant households paying less than \$20 a month for rent, as a percentage of all wage-earner tenant households in each census sub-district.




SAINT JOHN, N.B.

1941

Home ownership among
wage-earners*

LEGEND

	50 p. c.
	30 - 49 p. c.
	20 - 29 p. c.
	10 - 19 p. c.
	1 - 9 p. c.
	No p. c.

	Commercial and Industrial Parks [areas]
	Cemeteries
	Non-occupied areas
G.P.	Government Properties

* Wage-earner home-owners as a percentage of
all wage-earner households in each census
sub-district.

Statistics Canada Library
Bibliothèque Statistique Canada



1010020032